

124.A

0001

0015.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

Total Card / Total Parcel

722,100 / 722,100

722,100 / 722,100

722,100 / 722,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
8		JASON TERR, ARLINGTON

OWNERSHIP	Unit #:	4
Owner 1: ENGLISH JEAN		
Owner 2:		
Owner 3:		
Street 1: 51 WINCHESTER RD		
Street 2:		

Twn/Cty: ARLINGTON	Cntry:	Own Occ: N
Postal: 02474	Type:	

**PREVIOUS OWNER**

Owner 1: FLOYD CYNTHIA -	
Owner 2: -	
Street 1: 15 JASON TERR UNIT 4	
Twn/Cty: ARLINGTON	
StProv: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1880, having primarily Wood Shingle Exterior and 2140 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.	

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

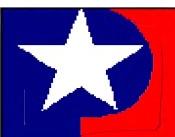
Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7419																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	722,100			722,100		210072
							GIS Ref
							GIS Ref
							Insp Date
							08/15/18

**USER DEFINED**

Prior Id # 1:	79738
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	19:01:17
APRO	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	722,100	0	.	.	722,100		Year end	12/23/2021
2021	102	FV	700,500	0	.	.	700,500		Year End Roll	12/10/2020
2020	102	FV	744,000	0	.	.	744,000	744,000	Year End Roll	12/18/2019
2019	102	FV	664,800	0	.	.	664,800	664,800	Year End Roll	1/3/2019
2018	102	FV	585,400	0	.	.	585,400	585,400	Year End Roll	12/20/2017
2017	102	FV	531,600	0	.	.	531,600	531,600	Year End Roll	1/3/2017
2016	102	FV	531,900	0	.	.	531,900	531,900	Year End	1/4/2016
2015	102	FV	378,900	0	.	.	378,900	378,900	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLOYD CYNTHIA,	72084-52	1	1/2/2019		710,000	No	No		
SONWALKER NISHI	68672-362		12/28/2016		555,000	No	No		
ANTON BETH	41482-424		11/21/2003		475,000	No	No		
PALMER ROBERT	30857-182		11/12/1999		289,900	No	No	4	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/25/2019		SQ Returned							JO	Jenny O		
8/15/2018		Measured							DGM	D Mann		
11/13/2000		Hearing Chag							189	PATRIOT		

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 99 - Condo Conv				Full Bath: 2	Rating: Average			CONDO CONVERSION 1999 22 223560.															
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																		
Frame: 3 - Concrete				1/2 Bath:	Rating:																		
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1													
Color:				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir: N - NONE				Frl:	Rating:			Other															
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper															
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2															
Year Blt: 1880	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdict:	Fact: .			Floor:				Totals	RMs: 8	BRs: 3	Baths: 2	HB											
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL											
<b>INTERIOR INFORMATION</b>				Phys Cond: AG - Avg-Good	26. %			Interior:	1	8	3												
Avg Ht/FL: STD				Functional:		%		Additions:															
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:															
Sec Int Wall:		%		Special:		%		Baths:															
Partition: T - Typical				Override:		%		Plumbing:															
Prim Floors: 3 - Hardwood				Total:	26.4 %			Electric:															
Sec Floors:		%		<b>CALC SUMMARY</b>				Heating:															
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:	1	8	3												
Subfloor:				Size Adj.: 1.14065421				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>											
Bsmnt Gar:				Const Adj.: 1.04019594				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	<b>SUB AREA DETAIL</b>					
Electric: 3 - Typical				Adj \$ / SQ: 361.884									GLA	Gross Liv Ar	2,140	361.880	774,431	Sub Area	% Usbl	Descrip	% Type	Qu # Ten	
Insulation: 2 - Typical				Other Features: 75000																			
Int vs Ext: S				Grade Factor: 1.10																			
Heat Fuel: 1 - Oil				NBHD Inf: 1.04999995																			
Heat Type: 3 - Forced H/W				NBHD Mod:																			
# Heat Sys: 1				LUC Factor: 1.00																			
% Heated: 100	% AC:			Adj Total: 981093																			
Solar HW: NO	Central Vac: NO			Depreciation: 259009																			
% Com Wal	% Sprinkled			Deprecated Total: 722084																			
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val																	
Make:				Juris. Factor:		Before Depr:	417.98																
<b>SPEC FEATURES/YARD ITEMS</b>				Special Features: 0		Val/Su Net:	337.43																
Code	Description	A Y/S	Qty	Final Total: 722100		Val/Su SzAd:	337.43																
Size/Dim	Qual	Con	Year	<b>PARCEL ID</b> 124.A-0001-0015.0																			
Unit Price	D/S	Dep	LUC																				
			Fact	NB Fa		Appr Value	JCod JFact																
More: N	Total Yard Items:	Total Special Features:				Total:																	
<b>IMAGE</b> AssessPro Patriot Properties, Inc 																							